

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

February 27, 2009

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF:08MD-042

Maui

Consent to Lease of Lands under Governor's Executive Order
No. 4033 to County of Maui, Honokowai, Lahaina, Maui, Tax
Map Key: (2) 4-4-001:106.

CONTROLLING AGENCY:

County of Maui

APPLICANT:

Lokahi Pacific

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes, as amended.

ZONING:

State Land Use District: Agriculture
County of Maui CZO: A-2 and R-3

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State
Constitution: YES X NO

CURRENT USE STATUS:

Governor's Executive Order No. 4033 to County of Maui for
Affordable Housing and Evacuation Route purposes.

LEASE TERMS & CONDITIONS:LOCATION:

Portion of Government lands situated at Honokowai, Lahaina, Maui, identified by Tax Map Key: (2) 4-4-001:106, as shown on the attached map labeled Exhibit A and Exhibit B.

AREA:

4.02 acres, more or less.

CHARACTER OF USE:

Affordable Housing and Evacuation Route purposes.

TERM:

55 years, commencing 2009 and expiring in 2064.

RENT AMOUNT:

Nominal rent at \$1 per annum.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The controlling agency shall be responsible for ensuring compliance with Chapter 343, HRS.

DCCA VERIFICATION:

Place of business registration confirmed:	YES	<u>X</u>	NO	_____
Registered business name confirmed:	YES	<u>X</u>	NO	_____
Applicant in good standing confirmed:	YES	<u>X</u>	NO	_____

REMARKS:

On December 12, 2003, under agenda Item D-15, the Board of Land and Natural Resources approved the disposition of subject parcel 106 to the County of Maui via Executive Order 4033 for Affordable Housing and Evacuation Route purposes.

Lokahi Pacific is a private non-profit Hawaii corporation, established in 1971, proposes to develop a long-term affordable rental housing project consisting of 55-units within six 2-story buildings to be constructed on the subject parcel. The housing project shall target Maui residents with household incomes of 50% median annual income or less.

Original plans for use of the subject parcel called for an


emergency access corridor to be provided through the project area to Honoapiilani Highway. The corridor would provide an evacuation route from the existing tsunami inundation zone for lower Honokowai residents and visitors. Pursuant to consultation with Lokahi Pacific staff, development of an evacuation route is part of the overall affordable housing development project scope. Lokahi Pacific will need to work with the State Department of Transportation to design and implement the evacuation route since current subdivision maps for the area indicate restricted access to Honoapiilani highway.

RECOMMENDATION:

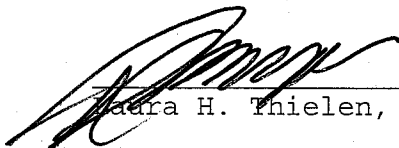

That the Board consent to the lease between The County of Maui and Lokahi Pacific, subject to any applicable conditions cited above which are by this reference incorporated herein and further subject to the following:

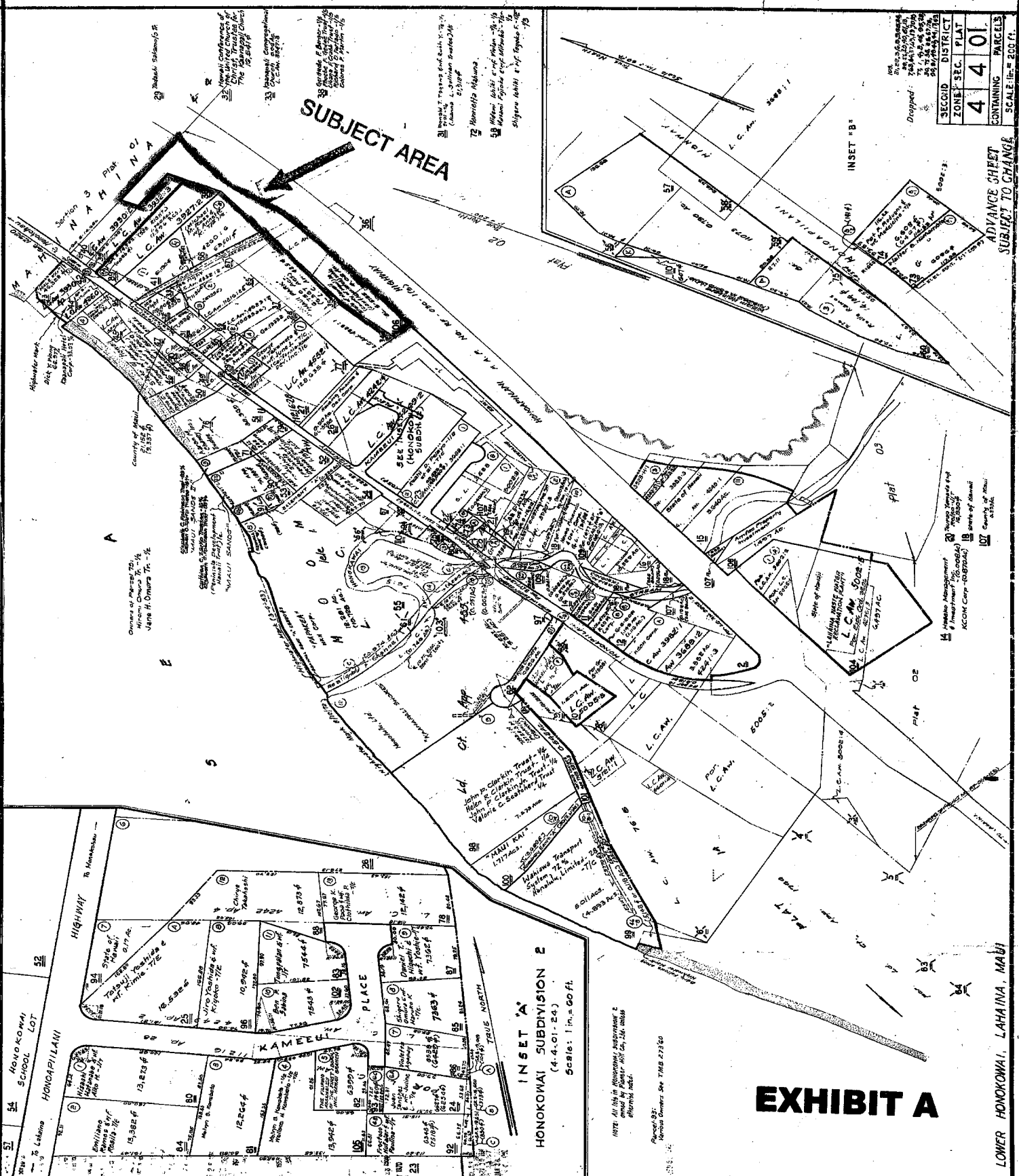
1. Review and approval by the Department of the Attorney General; and
2. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,


for Daniel Ornellas
District Land Agent

APPROVED FOR SUBMITTAL:


Laura H. Thielen, Chairperson 



Droped:

SECOND	DISTRICT	PLAT
4	4	01

CONTAINING PARCELS
SCALE 1 in. = 200 ft.

ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED

INSET 'A'
HONOKOWAI SUBDIVISION 2
(4.4.01-24)
Scale: 1 in. = 60 ft.

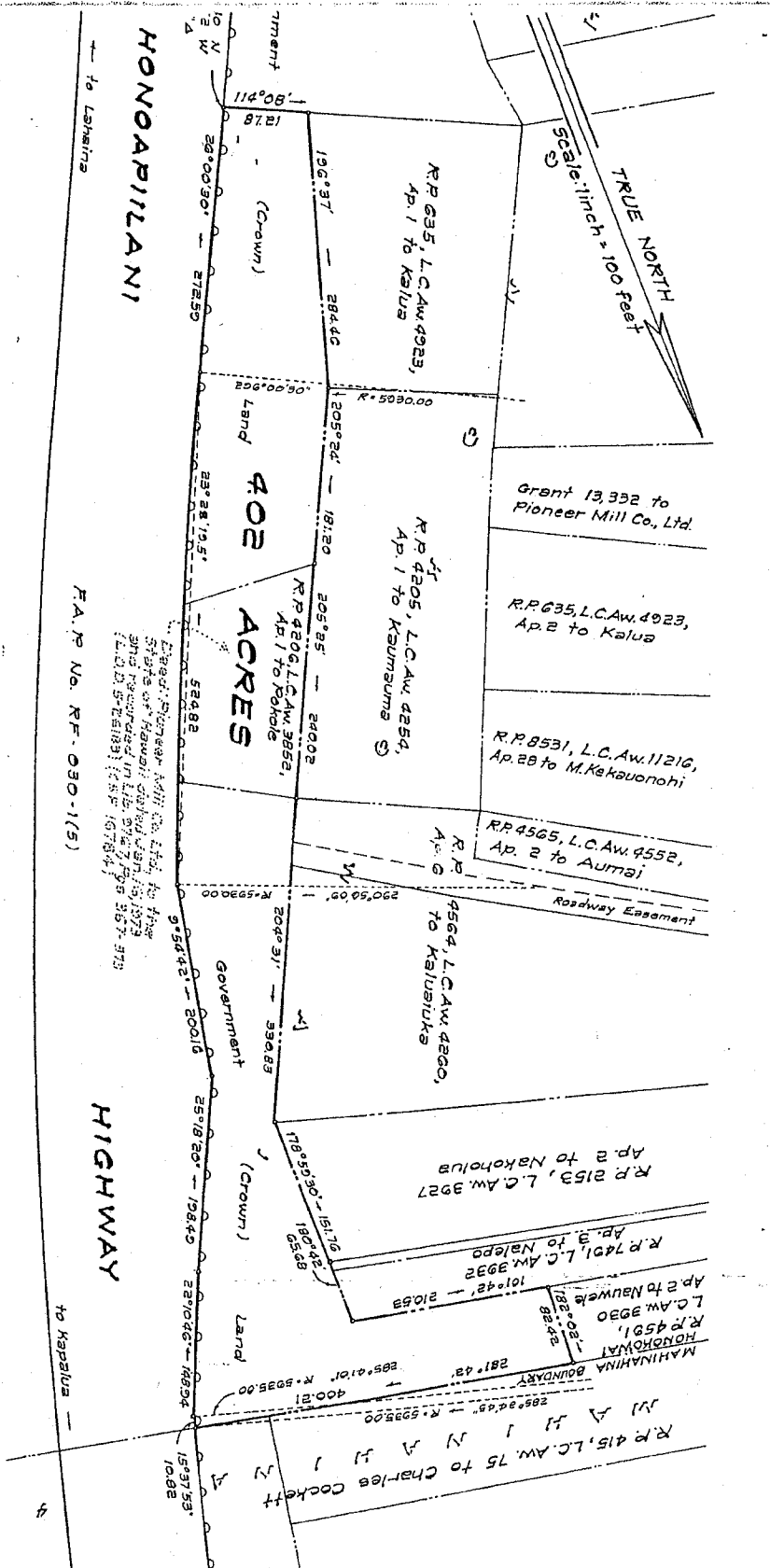
EXHIBIT A

LOWER HONOKOWAI, LAHAINA, MAUI

NOTE: All this is preliminary map and is not to be used for any other purpose without the consent of the Surveyor.

Record 93:
Honolulu Owners See TMS 27360

EXHIBIT "B"



REDUCED NOT TO SCALE

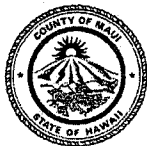
JOB No. 142(87)
C.B.K. 1314 CF 4, MA201

Scale: 1 inch = 100 feet

Denotes no vehicle access permitted

**SURVEY DIVISION
OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII**

Jun May 6, 1987
11' x 17' = 1354.54



RECEIVED
MAUI DISTRICT
LAND DIVISION

2008 SEP 29 PM 2:04

September 29, 2008

Daniel Ornellas, Land Agent
State DLNR Land Division
54 High Street, Suite 101
Wailuku, HI 96793
984-8103

Regarding: Lokahi Pacific lease renewal
TMK (2) 4-4-001:106
Area: approximately 4.02 acres

Aloha Mr. Ornellas

The above parcel falls under Executive Order 4033, and as such is subject to review by the Board of Land and Natural Resources. Please find enclosed a copy of the file, which includes the draft lease agreement as well as the current lease agreement still in effect. Additional documents include: Tax Map, draft County Council Resolution, draft license, etc.

Please review and contact me should you need further information, and please keep me informed of the date and place this matter will be reviewed by the BLNR. I will be happy to inform the applicant and request their representatives be available to answer questions from the board.

Does the State require an insurance rider in these matters? If so I will notify the applicant and request this document as soon as advised by your office.

Mahalo

A handwritten signature in cursive script that reads "Jan Roberson".

Jan Roberson
Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793
270-8203
jan.roberson@mauicounty.gov

EXHIBIT "C"